

POLY HIGH REDEVELOPMENT PROJECT AREA  
FIVE-YEAR IMPLEMENTATION PLAN

October 1, 2004 - September 30, 2009

CITY OF LONG BEACH  
REDEVELOPMENT AGENCY



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*The mission of the Redevelopment Agency of the City of Long Beach is to improve the blighted areas of Long Beach, revitalize neighborhoods, promote economic development and the creation of jobs, provide affordable housing and encourage citizen participation*

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**Poly High Redevelopment Project Area  
Five-Year Implementation Plan  
October 1, 2004 – September 30, 2009**

**INTRODUCTION**

Health and Safety Code Section 33490 requires Redevelopment Agencies to adopt implementation plans for each project area every five years. On November 14, 1994, the Redevelopment Agency of the City of Long Beach adopted an Implementation Plan for the Poly High Redevelopment Project Area (Project Area) for the period 1995 to 1999. The Project Area's second implementation plan was adopted on October 25, 1999, for the period 2000 – 2004. Between the second and third year after adoption, the Redevelopment Agency must hold a public hearing on the Implementation Plan. A Redevelopment Agency may make amendments to the plan at this time or at other times if required. The Redevelopment Agency held public hearings to review the first and second Implementation Plans for the Poly High Redevelopment Project on July 28, 1997, and January 27, 2002, respectively.

This document is the Poly High Redevelopment Project Area's Implementation Plan for the period 2005 – 2009.

Pursuant to the Health and Safety Code this Implementation Plan contains: (1) the specific goals and objectives of the Agency for the Poly High Redevelopment Project Area; (2) the specific programs; including potential projects; and estimated expenditures to be made during the next five years; (3) a discussion of how these programs will implement the Agency's low- and moderate-income housing obligations; and (4) an explanation of how the goals and objectives, programs and expenditures will eliminate blight within the Project Area.

This Implementation Plan is a policy statement rather than a specific course of action; it does not identify specific project locations. It has been prepared to set priorities for redevelopment activities within the Project Area over a five-year period and incorporates a program of activities to accomplish essential, near-term revitalization efforts for the Project Area. However, new issues and opportunities may be encountered during the course of administering the Redevelopment Plan for the Project Area during the five-year period. Therefore, this Implementation Plan may not always precisely identify a proposed activity or expenditure. If the Implementation Plan includes a project that will result in the elimination of low- or moderate-income housing, the Implementation Plan shall identify proposed locations suitable for the replacement dwelling units.

This Implementation Plan is composed of three major components, a redevelopment component, an inclusionary housing component (Attachment No. 7) and a housing expenditure component (Attachment No. 6). The redevelopment component: (1) revisits the goals and objectives of the Redevelopment Plan; (2) defines the Agency's strategy to achieve these goals and objectives; (3) presents the programs, including potential expenditures that are proposed as a means to attain the Plan's goals and objectives; and (4) describes how the goals and objectives, programs and expenditures will eliminate blight within the Project Area. The inclusionary housing component addresses statutory requirements for the production of affordable housing. The housing expenditure component shows how the Agency's goals and objectives for housing will be implemented and how the statutory requirements for the set aside and expenditure of tax increment for housing purposes will be met.

## **BACKGROUND**

### **Project Area Setting**

The Redevelopment Agency adopted the Poly High Redevelopment Project Area on April 3, 1973, as a Redevelopment Project Area under the California Health and Safety Code. In addition, the Department of Housing and Urban Development designated the area a Neighborhood Development Project (NDP). The NDP Program was a Federal Urban Renewal Program that provided funding for certain categories of California Redevelopment Projects. The Community Development Block Grant (CDBG) Program subsequently replaced the NDP Program.

As shown in Attachment 1, the Poly High Redevelopment Project Area encompasses 87.1 acres and includes the Polytechnic High School (High School). The High School campus originally occupied 20 acres and redevelopment activities added an additional 6.5 acres. The Project Area is bounded by Pacific Coast Highway to the north, Martin Luther King Jr. Avenue to the east, Anaheim Street to the south and Atlantic Avenue to the west.

### **Physical Conditions**

The Project Area consists of the High School; surrounding residential properties, many of which were deteriorated; a strip commercial area along Atlantic Avenue, also in a deteriorated condition; and a large vacant commercial structure, initially occupied by a Safeway store through the 1960's and subsequently occupied by the Social Security Administration Offices. The large commercial structure currently houses a Smart and Final store. A small commercial strip is also located along Pacific Coast Highway.

### **Project Financing**

Several financial constraints combine to limit the ability of the Agency to implement the Redevelopment Plan over the next five years. These constraints are primarily the result of the fact that its main financial resource, tax increment revenues, will not be sufficient to remove all of the existing blighting conditions over the next five years.

The Agency has identified various methods for financing redevelopment activity within the Project Area in addition to using tax increment revenues. These other methods include: (1) tax allocation bonds; (2) loans, grants and contributions from local entities, state or federal government programs; (3) advances from developers; (4) public/private partnerships; (5) proceeds from the sale or lease of Agency-owned property; (6) leveraging tax increment revenues; and (6) financing proceeds based upon revenues from special assessment or special tax districts.

The Agency will continue to consider other financing sources such as those discussed above to finance redevelopment activities. However, the Agency will rely upon tax increment revenues as the primary means of resolving the Project Area's various problems.

## **PROJECT AREA BLIGHTING CONDITIONS**

At the time of Redevelopment Plan adoption, the following blighting conditions characterized the Project Area:

- Physical deterioration and deficiencies in the infrastructure system.
- Severely deteriorated building stock. The structural condition of nearly forty-eight (48) percent of all residential buildings in the Project Area was rated as "deteriorated." Overall, building conditions, including non-residential buildings, reflected minor deterioration in eighteen (18) percent of the structures, moderate deterioration in twenty-three (23) percent and major deterioration in thirty-six (36) percent of Project Area structures. No new single family housing units had been constructed in the Project Area for a number of years.
- Dated commercial development characterized the Project Area. The need existed for the attraction of modern commercial uses that avoided locating in the Project Area because of its deteriorated conditions.
- School facilities were overcrowded. Population growth and maturation within the Project Area had severely taxed the capacity of the High School serving the Project Area.

## **REDUCTION OF BLIGHT THROUGH PAST ACTIVITIES**

The Agency has worked to correct these blighting conditions through the coordination and cooperation of various City Departments and other Agencies. These agencies include, but are not limited to, Long Beach Transit and the City of Long Beach, Public Works and Water Departments. The Public Works and Water Departments have made infrastructure improvements that benefit institutional, residential, commercial and industrial properties throughout the City. In addition, Long Beach Transit has made capital investments that have improved their service and reduced blight in the Project Area.

## **IMPLEMENTATION PLAN GOALS AND OBJECTIVES**

Over the next five years, the Redevelopment Agency will focus on the following goals for the Poly High Redevelopment Project Area:

### **Goal Number 1**

The elimination and prevention of the spread of blight and deterioration, and the conservation, rehabilitation, renewal and redevelopment of the Project Area to the extent permitted by law and specified in this Plan.

### **Goal Number 2**

The achievement of an environment reflecting a high level of concern for architectural and urban design principles appropriate to the objectives of this Plan developed through encouragement, guidance, appropriate controls and professional assistance to other participants and developers.

### **Goal Number 3**

Guide and stimulate the development of sound and attractive residences available to persons of varied incomes and ages with emphasis on the provision of low-and/or moderate-priced housing.

### **Goal Number 4**

Support Long Beach Unified School District in the expansion of Long Beach Poly High School as identified in the Central Strategic Guide for Development, which includes recommendations for the Project Area (Attachment No. 3 – Pacific Coast Highway Land Use Recommendations).

## **PROPOSED AGENCY PROGRAMS AND POTENTIAL PROJECTS**

In order to complete the proposed programs and potential projects, the Agency will utilize the tax increment revenues generated from the Project Area. These funds will be maximized through the financing strategies outlined above.

Table No. 1 – Poly High Redevelopment Project Area  
Gross Tax Increment Revenues

Fiscal Year	Projected
October 1, 2004 - September 30, 2005	\$455,000
October 1, 2005 - September 30, 2006	\$463,000
October 1, 2006 - September 30, 2007	\$472,000
October 1, 2007 - September 30, 2008	\$481,000
October 1, 2008 - September 30, 2009	\$491,000

The projects and programs described below are, by necessity, broad in nature. Specific planning activities and projects will be developed by the Agency, generally in connection with adoption of the Project Area's annual budget and may result in the need to amend this Implementation Plan.

Attachment No. 4, - Proposed Programs Linkage to Blight, is a matrix that summarizes the linkage of proposed programs and potential projects with conditions of blight within the Project Area. It is the Agency's intent to implement proposed programs and projects which will attain the goals and objectives of the Project Area and address or remove the conditions of blight noted above. Depending upon the specific projects undertaken under the programs proposed below, one or more of the conditions of blight noted on Attachment No. 4 would be addressed.

A projection of future tax increment revenue generated within the Project Area during the five-year period addressed by this Implementation Plan estimates that the Agency will have approximately \$2.4 million in available tax increment revenues. Of the available \$2.4 million, approximately \$1.9 million will be used to implement programs and projects by the Agency, approximately \$500,000 will be set aside for low- and moderate-income housing programs, approximately \$26,000 will fund statutory tax increment "pass-through" requirements and approximately \$45,000 will be used to pay

Los Angeles County tax collection charges.

**SOURCE OF FUNDS:**

Tax Increment	\$2,362,000
Tax Revenues	<u>40,000</u>
Total Source of Funds	\$2,402,000

**USE OF FUNDS:**

Statutory Pass-Through	\$ 26,000
Housing Set-Aside	472,000
County Tax Collection Charges	45,000
Projects and Programs	<u>1,859,000</u>
Total Use of Funds	\$2,402,000

The \$472,000 set aside for housing programs will be combined with other available housing funds to fund affordable housing program activities throughout the Project Area. Attachment No. 6, - Affordable Housing Expenditure Report, provides detailed program descriptions and proposed expenditures for housing programs.

- **Open Space and Public Improvements Program**

The Open Space and Public Improvements Program is designed to implement projects to improve the Project Area's infrastructure and public services. These projects may include: (1) the creation of parks and pocket parks; (2) street and streetscape improvements, including sidewalks, curbs and gutters; (3) repair and under grounding of utilities; (4) construction or rehabilitation and upgrading of Police, Fire, Park, Library, Public Health, educational and/or other public facilities buildings; (5) alley paving projects; and (6) the provision of public parking improvements.

Blighting Conditions Addressed: This Program will address deficiencies in the Project Area's infrastructure and public service facilities, which will increase the desirability for private sector investment. In the Project Area, there currently exists a shortfall between current demand for open space and public improvements and the level of service provided. As public improvements are made, the shortfall or gap between adequate levels of service and current levels will be reduced.

- **Commercial Consolidation and Revitalization Program**

The Commercial Consolidation and Revitalization Program is designed to encourage the restoration, modernization and improvement of commercial facilities in order to enhance the attractiveness and visibility of existing and/or new shopping areas. Projects may include: (1) development strategies, encouraging the clustering of commercial activities around identified commercial nodes; (2) advice to the City's Planning and Building Department regarding appropriate zoning for major corridors; (3) acquisition and assembly of properties

within nodes and corridors for development consistent with the uses specified within the Central Long Beach Strategic Guide for Redevelopment; (5) the development of architectural design guidelines; and (6) the completion of other related land use studies.

Blighting Conditions Addressed: This program will address the elimination of blighting conditions resulting from defective design, substandard design, deterioration and dilapidation of commercial structures. Commercial revitalization impacts both physical deterioration, such as the need for exterior paint or the need to acquire and combine parcels, and economic conditions such as unemployment. A more successful commercial area will naturally generate employment opportunities. The specific blighting conditions impacted will be dependent upon opportunities presented and the public and private participation in the various components of the program. This program will address functional and economic obsolescence, the need to optimize the use of vacant or underutilized parcels, and to correct conditions such as defective design through monetary support of private improvement efforts.

- **Economic Development Program**

The Agency is proposing the implementation of an Economic Development Program that will focus on the retention of existing businesses in the Project Area and the attraction of new businesses. The Agency intends to encourage developers or property owners to develop sites in the Project Area by participating in the development of these sites. The Agency's participation could be in the form of assistance in land write down, land assembly, relocation payments or offsite improvements. The Agency's intent is to provide funds to meet the financial gap of a project as a means to engender such development.

Blighting Conditions Addressed: This program will address the high rates of business failure and turnover. Business failure and high turnover lead to high vacancy rates that negatively impact adjacent areas. New investments and economic opportunities will be encouraged through a combination of general improvements in the area's appearance and business assistance programs, including rebates and loans for new and existing businesses.

- **Neighborhood Enhancement Program**

An ongoing program implemented in conjunction with the City's Neighborhood Services Bureau, the Neighborhood Enhancement Program includes: (1) rebates and loans for improvement of existing deteriorated residential properties; (2) a security component; (3) graffiti removal and prevention; (4) the identification of Neighborhood Enhancement Areas, (5) emphasis on improving owner occupied housing; (6) the issuance of Certificates of Conformance; and (7) other related efforts.

Blighting Conditions Addressed: The Neighborhood Enhancement Program will address physical blight such as deterioration, dilapidation and deferred maintenance. Additionally, new investments and home ownership opportunities will be encouraged through a general improvement in the area's appearance and first-time home buyer programs.

- **Affordable Housing Program**

The Affordable Housing Program is designed to improve and preserve the supply of affordable housing for low- and moderate-income households. Please refer to Attachment



No. 6, - Affordable Housing Expenditure Report, for detailed program descriptions and proposed expenditures. In addition, expenditure of housing set-aside funds is governed by the terms set forth in Redevelopment Agency Resolution No. R.A. 13-96, adopted on July 2, 1996, which states, in part, that "the Agency will assure that expenditures for low- and moderate-income housing in the project will not be less than the amount contributed to the housing fund from the project." Further, the Resolution states, the Agency will work with the Housing Development Company and the City of Long Beach to establish a funding preference within the Project Area for the rehabilitation of the existing housing stock and for developments which include home ownership.

Blighting Conditions-Addressed: This program will address both the Project Area and City-wide need for affordable housing, and as such is not necessarily tied to the elimination of specific blighting conditions in the Project Area. However, general blighting conditions such as housing within inappropriate locations and overcrowding will be addressed.

The following narratives describe the proposed programs and potential projects the Redevelopment Agency will undertake in the Poly High Redevelopment Project Area during the five-year period of the Implementation Plan. Attachment No. 6 contains a summary of estimated expenditures for these activities.

#### **INCLUSIONARY HOUSING COMPLIANCE PLAN REQUIREMENT**

An Inclusionary Housing Compliance Plan (the "Housing Compliance Plan") has been prepared pursuant to Section 33413(b)(4) of the California Health and Safety Code. Section 33413(b)(4) requires all redevelopment agencies to adopt a Housing Compliance Plan to meet the inclusionary housing requirements of Sections 33413(b), and that the Housing Compliance Plan be part of the Five Year Implementation Plan required by Section 33490. The Housing Compliance Plan prepared pursuant to Section 33413 (b) (4) is attached hereto as Attachment No. 7.

#### **AFFORDABLE HOUSING PROGRAM EXPENDITURE PLAN REQUIREMENT**

Section 33490(a)(2)(A) of the California Health and Safety Code requires that part of the five-year Implementation Plan address Sections 33334.2, 33334.4 and 33334.6, and the Agency's Low-and Moderate-Income Housing Fund. Generally, the Agency transfers all of the 20% set-aside funds from each redevelopment project area into the City's Housing Development Fund. This money is used by the nonprofit Long Beach Housing Development Company to assist in the production of affordable housing as required by California Health and Safety Code. The Affordable Housing Program is administered by the Long Beach Housing Development Company. An Affordable Housing Program Expenditure Report prepared pursuant to Section 33490 (a)(2)(A) is attached hereto as Attachment No. 6.

**Poly High Redevelopment Project Area  
Five-Year Implementation Plan  
Attachment 2 – Goals and Objectives Linkage to Blight**

<b>Blighting Condition</b>	<b>Goal 1</b>	<b>Goal 2</b>	<b>Goal 3</b>	<b>Goal 4</b>
1. Deterioration and Dilapidation	✓			✓
2. Grounds Maintenance Problems	✓			
3. Defective Design and Character	✓		✓	
4. Age and Obsolescence	✓		✓	
5. Shifting Use	✓		✓	✓
6. Mixed Character	✓	✓	✓	
7. Faulty Arrangement and Spacing	✓	✓	✓	
8. Vacancies	✓		✓	
9. Irregular Parcels	✓	✓	✓	
10. Ownership Patterns	✓	✓	✓	
11. Public Improvements & Utilities	✓			✓
12. Sidewalks, Curbs and Gutters	✓			✓
13. Storm Drain, Streets and Alleys	✓			✓
14. Traffic, Circulation and Parking	✓	✓		
15. Overhead Utilities	✓	✓		✓
16. Sewer System Deficiencies	✓	✓		✓
17. Rapid Population Growth	✓			✓
18. Lower Median Income	✓			
19. Housing Growth and Affordability	✓			
20. Unemployment Rates	✓			
21. Inadequate Open Space	✓	✓	✓	
22. Crime Rates	✓			✓
23. Impaired Investments	✓	✓	✓	

**Poly High Redevelopment Project Area  
Five-Year Implementation Plan  
Attachment 4 - Proposed Programs Linkage to Blight**

<b>Blighting Condition</b>	<b>Open Space &amp; Public Improvements Program</b>	<b>Commercial Consolidation &amp; Revitalization Program</b>	<b>Economic Development Program</b>	<b>Neighborhood Enhancement Program</b>	<b>Affordable Housing Program</b>
Deterioration and Dilapidation	X	X	X	X	X
Property Maintenance Problems	X	X		X	X
Defective Design and Character	X	X			X
Age and Obsolescence	X	X			X
Shifting Use	X	X	X		
Mixed Character	X	X	X		X
Faulty Arrangement and Spacing	X	X			X
Vacancies	X	X	X		X
Irregular Parcels	X	X			
Ownership Patterns		X	X		
Public Improvements & Utilities	X			X	
Sidewalks, Curbs and Gutters	X			X	
Storm Drain, Streets and Alleys	X			X	
Traffic, Circulation and Parking	X				
Overhead Utilities	X			X	
Sewer System Deficiencies	X				
Rapid Population Growth					X
Lower Median Income		X	X	X	X
Housing Growth and Affordability					X
Unemployment Rates	X	X	X		
Inadequate Open Space	X				X
Crime Rates		X	X		X
Impaired Investments		X	X	X	X

**Poly High Redevelopment Project Area  
Five-Year Implementation Plan  
Attachment No. 5 - Estimated Program Expenditures\***

<b>Projected Fiscal Year Funding</b>	<b>Open Space &amp; Public Improvements Program</b>	<b>Commercial Consolidation &amp; Revitalization Program</b>	<b>Economic Development Program</b>	<b>Neighborhood Enhancement Program</b>	<b>Affordable Housing Program</b>	<b>Total Projected Annual Funding</b>
Oct. 1, 2004 – Sept. 30, 2005	47,000	200,000	25,000	100,000	91,000	463,000
Oct. 1, 2005 – Sept. 30, 2006	53,000	200,000	25,000	100,000	93,000	471,000
Oct. 1, 2006 – Sept. 30, 2007	61,000	200,000	25,000	100,000	94,000	480,000
Oct. 1, 2007 – Sept. 30, 2008	68,000	200,000	25,000	100,000	96,000	489,000
Oct. 1, 2008 – Sept. 30, 2009	76,000	200,000	25,000	100,000	98,000	499,000
Totals	305,000	1,000,000	125,000	500,000	472,000	2,402,000

\*Other potential funding sources for projects may include the following:

- EDA Grant Funds
- EPA Grants
- Port of Long Beach Funds
- HUD Funds
- Developer Advances
- CDBG Funds
- HOME Program Funds
- Bond Proceeds
- City Advances

**Poly High Redevelopment Project Area  
Five-Year Implementation Plan**

**Attachment No. 6  
Low- and Moderate-income Housing Fund Expenditure Report**

[To be attached]

**Poly High Redevelopment Project Area  
Five-Year Implementation Plan**

**Attachment No. 7  
Inclusionary Housing Compliance Plan**

[To be attached]